

# Harcourts

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**84 HOTHAM ROAD, NIDDRIE, VIC 3042**

3 1 1

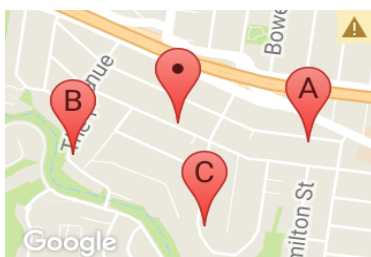
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$890,000 to \$950,000**

Provided by: Jessica Egan, Harcourts Vision

## MEDIAN SALE PRICE



**NIDDRIE, VIC, 3042**

Suburb Median Sale Price (House)

**\$958,000**

01 July 2016 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**13 HALDANE RD, NIDDRIE, VIC 3042**

3 1 2

Sale Price

**\*\$935,000**

Sale Date: 06/05/2017

Distance from Property: 433m



**24 THE AVE, NIDDRIE, VIC 3042**

3 2 2

Sale Price

**\*\$940,000**

Sale Date: 05/05/2017

Distance from Property: 361m



**42 NEWMAN CRES, NIDDRIE, VIC 3042**

4 1 2

Sale Price

**\*\$950,000**

Sale Date: 11/07/2017

Distance from Property: 380m



This report has been compiled on 26/07/2017 by Harcourts Vision. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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